



BENHAM CAMPUS



5 Benham Campus: The Opportunity

5 Benham Campus is brought to market by the prestigious University of Southampton Science Park as the newest addition to the Park's growing portfolio of accommodation for innovative science and technology businesses.

The Science Park is home to a thriving community of around 100 businesses, from entrepreneurial start-ups to global multi-nationals such as Merck Chemicals, Jacobs Engineering and DEKRA. With over 20,000 square feet of office space, ample parking, state-of-the-art IT and easy access to the South's travel networks, 5 Benham Campus is the ideal location for

any business, from ambitious start-ups to established international businesses looking to set up a UK base. Surrounded by a vibrant network of like-minded innovators and entrepreneurs, residents of the new building will benefit from flexible office space set over three floors, as well as contemporary meeting rooms, a dedicated Lattes coffee shop and an impressive roof terrace for corporate functions or al fresco lunches.

Tenants can take advantage of additional conferencing and laboratory facilities elsewhere on the Park, as well as an on-site nursery, state-of-the-art gym and country hotel.



Inside 5 Benham Campus: The Ideal Space for Business

The design of 5 Benham Campus provides light, spacious accommodation devised for creative, collaborative working.

Flexible: Whether you're running a growing start-up or looking to set up an R&D facility next to one of the leading UK universities - 5 Benham Campus provides adaptable offices ranging from 2260 to 3340 square feet.

Sustainable: 5 Benham Campus was built with sustainability in mind. Our cleantech vision embraces the concept of providing every business on the Park with the benefits of a low carbon footprint.

Intelligent: A smart building management system provides complete control of the

environmental conditions, while Category 6 ICT cabling runs throughout the building providing you with broadband speeds of up to 1Gbps.

Secure: A state-of-the-art biometric system provides tenant staff secure access 24/7, 365 days a year - ideal for any 24 hour business.

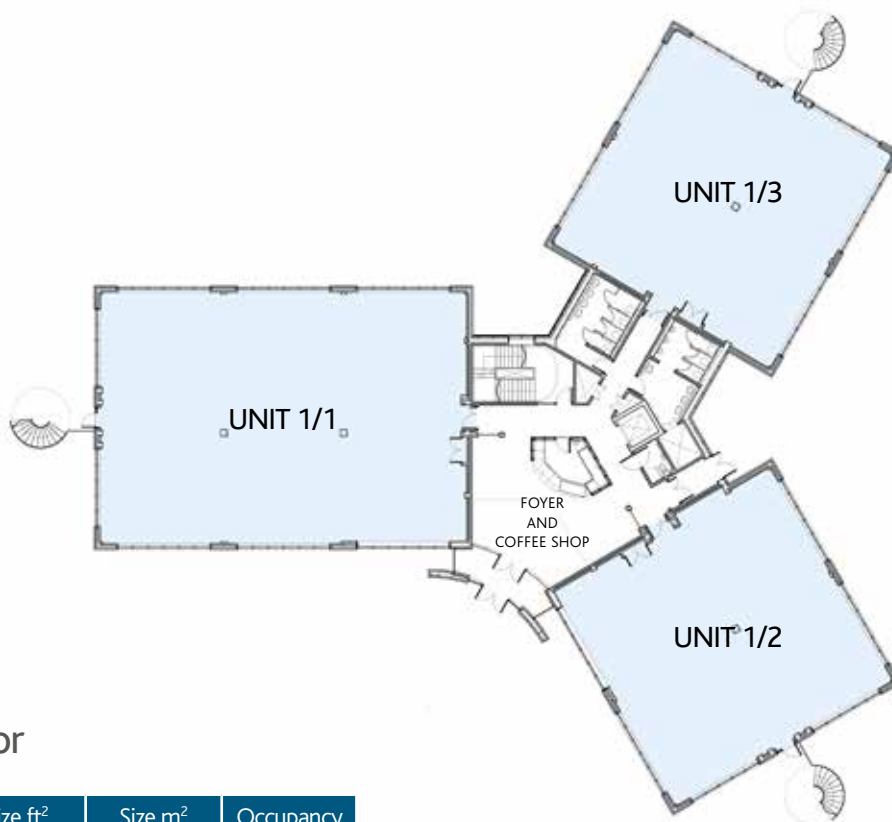
Community: 5 Benham Campus has been designed with community in mind, giving tenants the opportunity to forge new business relationships. From the queue for Lattes coffee shop to participation in the full Science Park ENGAGE events programme, opportunities for growth and region wide collaboration abound.



The Specification: Grade A Office Space

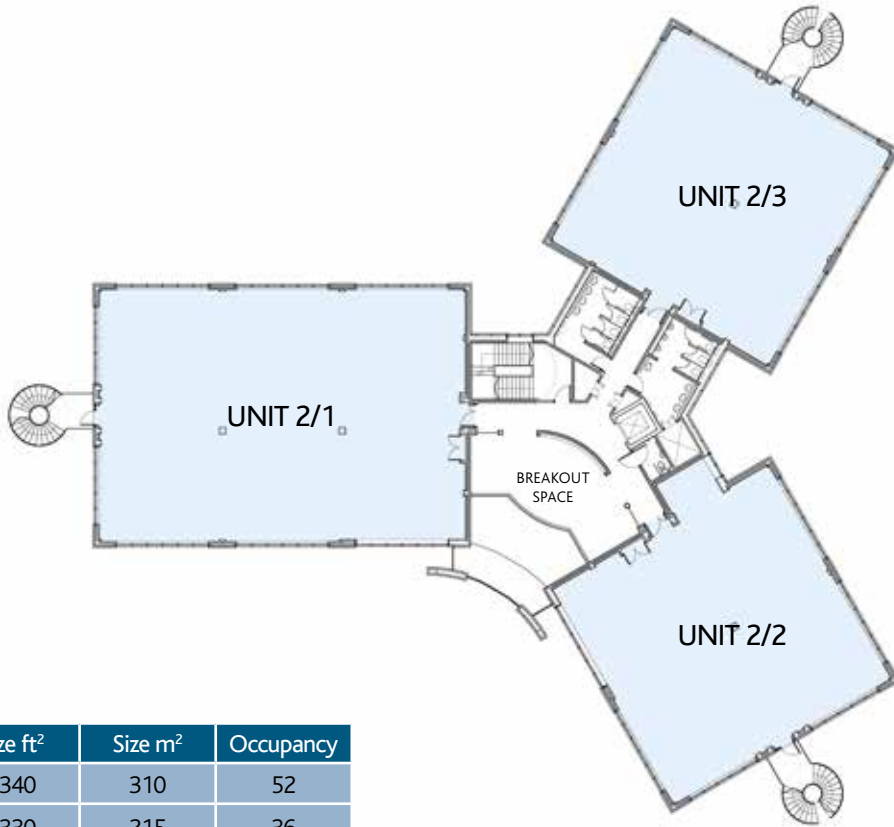
5 Benham Campus offers tenants grade A office accommodation including:

- Open plan versatile office space with woodland views
- Contemporary carpet and finishes throughout the office accommodation
- Clear floor to ceiling height of 2.85 metres
- Reinforced concrete floor plates with high loading capacity
- Formal meeting and conference facilities with roof terrace
- Breakout and informal meeting space
- Male and female WCs on each floor
- Ample car parking for tenants
- Car parking provision for visitors
- Secure lowerground cycle storage
- Shower and changing facilities
- Provision of utilities for kitchenette installation
- Onsite coffee shop with seating
- Double height glazed foyer with modern finishes
- 24/7/365 biometric access
- Motion sensor controlled LED Lighting
- Heating and air conditioning throughout
- Complementary wifi throughout communal areas
- Gigabit broadband
- VOIP telephone provision
- Onsite security & CCTV
- Facilities management
- Goods entrance at rear of building
- 8 person passenger lift
- Landscaped surroundings
- DDA compliant



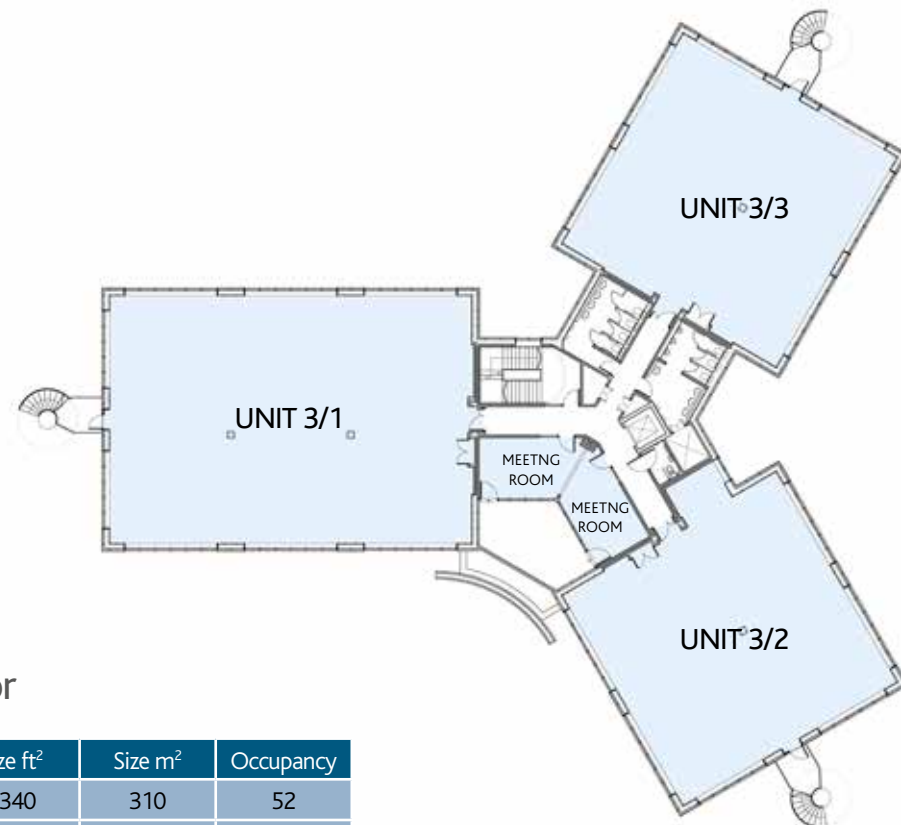
Ground Floor

Unit	Size ft ²	Size m ²	Occupancy
1/1	3340	310	52
1/2	2260	210	35
1/3	2260	210	35



First Floor

Unit	Size ft ²	Size m ²	Occupancy
2/1	3340	310	52
2/2	2330	215	36
2/3	2260	210	35



Second Floor

Unit	Size ft ²	Size m ²	Occupancy
3/1	3340	310	52
3/2	2330	215	36
3/3	2260	210	35

The Science Park: An Innovation Ecosystem

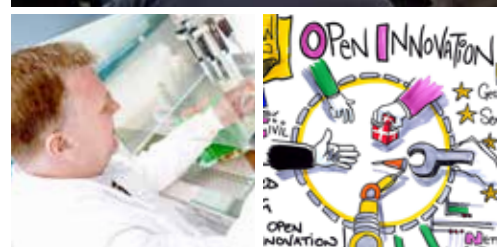
The University of Southampton Science Park is home to a vibrant and high-tech entrepreneurial business community.

Business Support: Business support is available to early-stage and growing businesses through multiple world-class initiatives on the Park. Science and technology start-ups can apply to join the Park's incubator, the Catalyst Centre. Companies who have gone through the programme have raised over £2 million in funding since its inception in 2012, with winning start-ups proceeding to turnover upwards of £1.5 million, advise the Bill and Melinda Gates Foundation and create technologies that will change the world's healthcare landscape.

SETsquared, the enterprise partnership of the universities of Bath, Bristol, Exeter, Southampton and Surrey, which has been awarded the status of the World's best university incubator, also has a base on the Park. SETsquared has supported over 1,000 hi-tech start-ups to develop and raise more than £1 billion of investment, as well as contributing over £3.8 billion to the UK economy.

Events: The Science Park is home to an exciting network of companies. Our ENGAGE events programme helps to facilitate interactions between these companies and the wider networks of the Solent region. Events range from a regular Chief Executive's breakfast to an annual Christmas Lecture, seminars, conferences and business briefings on topics relevant to the science and technology community. The Science Park Social Committee also organises events throughout the year including quiz nights, a summer barbecue and many other great opportunities for your team to relax.

The University: With strong links to the leading scientific expertise and talent pool at the University of Southampton, the Science Park is one of the top university-linked science and innovation campuses in the UK. Our focus is to drive the scientific ethos of the Park and facilitate the growth of high quality technology businesses from formation to maturity.



The Solent Region: A Hub for International Business

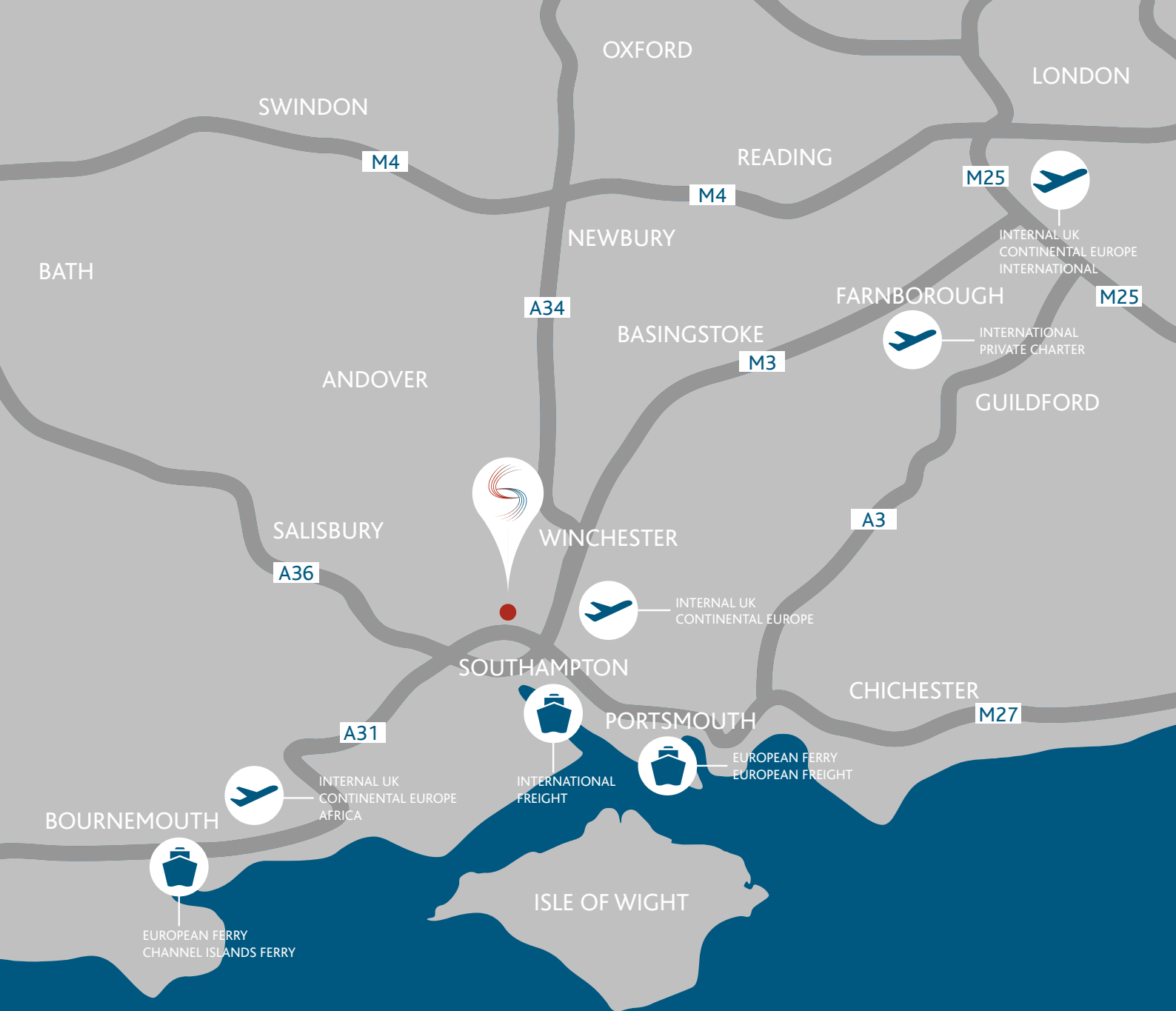
Businesses based at the University of Southampton Science Park benefit from excellent road, rail, air and sea connections to the rest of the UK, Europe and beyond. With over £3 billion being invested into the city centre master plan, creating 24,000 long-term jobs, Southampton is emerging as a powerhouse for business.

Located just off the M27, A27, M3 and A34, the Science Park is in the heart of South Hampshire, with London just 75 miles away. The rail network provides fast links to the UK's major commercial centres and, via the Channel Tunnel, to Paris and Brussels. Southampton Airport, less than 5 miles away, offers flights across Europe and further afield via the international hub at Amsterdam Schiphol. Southampton also benefits from one of Europe's largest container ports.

The Solent region is renowned for its maritime excellence and is home to Lloyds Register and the University of Southampton's Maritime Institute. It is also a hub for clean technology with local organisations Greentech South and Future Solent supporting companies involved in the development of such technologies.

The region is steeped in history and beauty. Winchester, the ancient capital of England, is minutes away. The coast, the Isle of Wight, the River Test and the New Forest are popular destinations close-by offering endless opportunities and facilities for those wishing to partake in walking, cycling, sailing, horse riding, fishing and camping.





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